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Director of Development,
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CLITHEROE
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FAO Jane Tucker

Phone: (01772) 534294
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Email: Planning.Contributions@lancashire.gov.uk

Your ref: 3/2012/0014
Our ref: PG/SS/PAT/MG
Date: 28th June 2012

Dear Jane

PLANNING APPLICATION NO: 3/2012/0014

PROPOSED DEVELOPMENT: Outline application for the construction of 30no. dwellings on land off Greenfield Avenue with a suggested breakdown of 16no. houses with 3-4 bedrooms, 8no. low cost houses and 6no. bungalows with 2 bedrooms.

LOCATION: Land adjacent Greenfield Avenue, Low Moor, Clitheroe

Transport

The application is being assessed by the transport team. However, precise details have yet to be verified. To discuss the transport contribution further, please contact Mark Hornby tel. 01254 828052 or Martin Nugent tel 01254 828060.

Education

This consultation response seeks to draw the Council's attention to impacts associated with the above development and propose mitigation for these impacts through a planning obligation. The contribution described is directly linked to the development described above and would be used in order to provide education places within a reasonable distance of the development (within 3 miles) for the children expected to live on the development.

The latest information available at this time was based upon the 2012 annual pupil census and resulting projections.

28 JUN 2012	
FOR THE ATTENTION OF	

Based upon the latest assessment, LCC would be seeking a contribution for 11 primary school places.

Calculated at 2012 rates, this would result in a claim of:

Primary places:

$(£12,257 \times 0.9) \times \text{BCIS Indexation (304.20 April 2011 / 288.4 Q4 2008 = 1.054785)}$

= £11,635.65 per place

$£11,635.65 \times 11 \text{ places} = \textbf{£127,992}$

Failure to secure the contributions sought would mean that the County Council cannot guarantee that children living on this development would be able to access a school place within a reasonable distance from their homes.

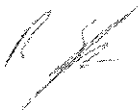
We are unable to specify the school(s) which would have additional places provided at this stage; this is due to the statutory processes surrounding school expansion and the need for consultation.

This response is based on the latest information available at the time of writing. Circumstances may change over time, as other applications come forward. Consequently this response may require re-evaluation if the determination of the application is delayed significantly.

Please could you provide us with feed back in terms of the decision, any S106 agreement and if refused any subsequent appeals to:

Planning.Contributions@lancashire.gov.uk

Regards



Richard Sharples

Planning Officer

Land adj Greenfield Ave, Low Moor (3/2012/0014) Ribble Valley Development

Education Assessment 28 June 2012

Development details: 30 dwellings

Primary place requirement: 11 places

Secondary place requirement: 8 places

Local primary schools within 2 miles of development:

CLITHEROE EDISFORD PRIMARY SCHOOL
ST JAMES' CHURCH OF ENGLAND PRIMARY SCHOOL
ST MICHAEL AND ST JOHN'S RC PRIMARY CLITHEROE
CLITHEROE PENDLE PRIMARY SCHOOL
CLITHEROE BROOKSIDE PRIMARY SCHOOL
WADDINGTON AND WEST BRADFORD COFE VA

Projected places in 5 years: 4

Local Secondary schools within 3 miles of the development:

RIBBLESDALE HIGH SCHOOL/TECHNOLOGY COLLEGE
CLITHEROE ROYAL GRAMMAR SCHOOL

Projected places in 5 years: 62

Education requirement:

Primary

Latest projections¹ for the local primary schools show there to be approximately 4 places available in 5 years' time. These projections take into account the current numbers of pupils in the schools, the expected take up of pupils in future years based on the local births, the expected levels of inward and outward migration based upon what is already occurring in the schools and the housing development within the local 5 year Housing Land Supply document, which has already had planning permission.

However a planning application at Barkers Garden Centre has already been approved in this area with a pupil yield of 9 and this have an effect upon the places available.

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Therefore, the number of remaining places would be 4 less 9 = -5 places. With an expected pupil yield of 11 pupils from this development, it is expected that there would be a shortage of -16 places.

Therefore, we would be seeking a contribution from the developer in respect of the pupil yield required to support **this development**, i.e. 11 places.

Secondary

*Latest projections*¹ for the local secondary schools show there to be approximately 62 places available in 5 years' time. With an expected pupil yield of 8 pupils from this development, we would not be seeking a contribution from the developer in respect of secondary places.

Summary of response:

The latest information available at this time was based upon the 2012 annual pupil census and resulting projections.

Based upon the latest assessment, LCC would be seeking a contribution for 11 primary school places.

Calculated at 2012 rates, this would result in a claim of:

Primary places:

$(£12,257 \times 0.9) \times \text{BCIS Indexation (304.20 April 2011 / 288.4 Q4 2008 = 1.054785)}$

= £11,635.65 per place

$£11,635.65 \times 11 \text{ places} = \textbf{£127,992}$

¹ Latest projections produced at spring 2012, based upon Annual Pupil Census January 2012.